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Advocate

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28th August 2017

TITLE SEARCH REPORT

Search report in respect of property bearing S.No.450/3, Plot No.20, CTS No.12045 admeasuring area 121.25 Sq. mtr., Plot No.21, CTS No.12044 admeasuring area 119.75 Sq. mtr., Plot No.22, CTS No.12043 admeasuring area 291.55 Sq. mtr. Total adm. Area 532.55 Sq.Mtr. Situated at Rup Nagar, Ambad Road Jalna, belonging to Mr.Kallash Radakrishan Kshirsagar.

Dear Sir,

I took the search of the above property for the period of 13 years and hereby submitting search report as under.

Description of property

Situated at - Jalna
Plot No. - 20 , 21, 22
CTS No. - 12045, 12044, 12043
Survey No. - 450/3
Total Area - 133.25 Sq. mtr.

Joint Boundries of the property

East - S.No.450 (P)
West - 9.00 Mtr. Internal Road
North - 15.00 Mtr. D.P. Road
South - Plot No. 19





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Documents referred

- 1) Search Receipt issued by Sub-Registrar, Jalna.
- 2) Copy of Property Record Card
- 3) Copy of Sale Deed
- 4) Copy of NA Order
- 5) Copy of Revision Register
- 6) Copy of Construction permission
- 7) Copy of Declaration Deed
- 8) Copy of Amalgamation plan and order



FLOW OF TITLE

On perusal of documents and relying on them it appears that all that, the said Property Plot No.20, CTS No.12045 admeasuring area 121.25 Sq. mtr., Plot No.21, CTS No.12044 admeasuring area 119.75 Sq. mtr., Plot No.22, CTS No.12043 admeasuring area 291.55 Sq. mtr. is situated at Ambad Road Jalna. The said property is piece and parcel of land Survey No.450/3 of Jalna. The land adm. Area 0 Hectar 80 R was previously owned and possessed by the Abdul Rashid Mohomad Kasim, Mohomad Elias Hajlai Mohamad.

In the year 2007 Mr. Kailash Jagannath Yeshwante, Deepak Jagannath Yeshwante, Mohd. Asif Mohd. Idris, Smt. Ajimunisa Begam Mohd. Idris, Haji Abdul Ajij Abdul Jamal, Hajiyani Ruksana Banu Abdul Ajij, Haji Abdul Raheman Abdul Kadar, Hajiyani Nasimbegum Abdul Raheman has purchased the land in gat no.450/3, adm. area 0 H 80 R by way of registered Sale Deed No. 3088/2007 Dt.29-08-2007 from Abdul Rashid Mohomad Kasim, Mohomad Elias Hajlai Mohamad and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser i.e Mr. Kailash Jagannath Yeshwante, Deepak Jagannath Yeshwante, Mohd. Asif Mohd. Idris,



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Smt. Ajlmunisa Begam Mohd. Idris, Haji Abdul Ajij Abdul Jamal, Hajlyani Ruksana Banu Abdul Ajij, Haji Abdul Raheman Abdul Kadar, Hajlyani Nasimbegum Abdul Raheman are got mutated in the revenue record. Their name's are mutated in revenue record Vide Mutation entry no. 4384 Mutation entry in Mutation register maintained by revenue authorities. On the basis of the above mentioned sale deed they became exclusively owner and possessor of the said land. I have verified 7/12 extract and found that the entries are correct.

In the year 2010 Mr.Kailash Jagannath Yeshwante, Deepak Jagannath Yeshwante , Mohd. Asif Mohd. Idris, Smt. Ajlmunisa Begam Mohd. Idris, Haji Abdul Ajij Abdul Jamal, Hajlyani Ruksana Banu Abdul Ajij, Haji Abdul Raheman Abdul Kadar, Hajlyani Nasimbegum Abdul Raheman has sale the land in gat no.450/3 , adm. area 0 H 47 R by way of registered Sale Deed No. 2367/2010 Dt.20-05-2010 to Mr.Rahul Suresh Lahoti, Mr.Anujkumar Shriniwasji Saraswat, Mr.Kailash Radakrishan Kshirsagar, Mr.Rupeshsingh Jagannathsingh Parhir and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser i.e Mr.Rahul Suresh Lahoti, Mr.Anujkumar Shriniwasji Saraswat, Mr.Kailash Radakrishan Kshirsagar, Mr.Rupeshsingh Jagannathsingh Parhir are got mutated in the revenue record. Their name's are mutated in revenue record Vide Mutation entry no. 5199 Mutation entry in Mutation register maintained by revenue authorities. On the basis of the above mentioned sale deed they became exclusively owner and possessor of the said land. I have verified 7/12 extract and found that the entries are correct.





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That, In the year 2010 dt. 17.10.2011 Collector, Jalna has sanctioned the NA of this land for residential purpose. Town planner has approved the plan and plots were made there. The office of TILR has taken entries of these plots and given them CTS No. to each plots.

In the year 2012 Mr. Rahul Suresh Lahoti, Mr. Anujkumar Shriniwasji Saraswat, Mr. Kailash Radakrishan Kshirsagar, Mr. Rupeshsingh Jagannathsingh Parhir are executed registered partition Deed No. 1963/2012 and they divided the 22 plots as per the partition deed Mr. Rahul Lahoti & Mr. Anujkumar Saraswat has obtain the plot no. 1 to 11. Mr. Kailash Radakrishan Kshirsagar has obtain the plot no. 13, 15, 17, 19, 21 and Mr. Rupeshsingh Jagannathsingh Parhir are obtain the plot no. 12, 14, 16, 18, 20. Plot No. 22 is obtain jointly by Mr. Kailash Kshirsagar & Rupeshsingh Parhir. Rs. 4,14,000/- and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser i.e. Mr. Sachin Dagdu Shahane got mutated in the property card of the said property. On the basis of the above mentioned sale deed he became exclusively owner and possessor of the said property adm. area 133.25 Sq. Mtr.

There after, In the year 2015 Mr. Sachin Bhanudas Misal has purchased the Plot No. 18 & 20 CTS No. 12047, 12045 from the Mr. Rupeshsingh Jagannathsingh Parhir by way of registered Sale Deed No. 840/2015 Dt. 03-03-2015 for the consideration of Rs. 7,62,000/- and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser i.e. Mr. Sachin Bhanudas Misal got mutated in the property card of the said property. On the basis of the above mentioned sale deed he became exclusively owner and possessor of the said property plot no. 18 & 20.



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In the year 2012 Mrs. Umadevi Omprakash Pitty has purchased the Plot No. 21 CTS No. 12044 from the Mr.Kailash Radakrishan Kshirsagar by way of registered Sale Deed No. 1214/2012 and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser i.e. Mrs. Umadevi Omprakash Pitty got mutated in the property card of the said property. On the basis of the above mentioned sale deed she became exclusively owner and possessor of the said property plot no. 21. There after, Mr.Umadevi Ompraakash Pitty sold the said plot to Mr.Sanjay Eknath Misal & Mr.Sanjay Champalal Raut by way of registered Sale Deed No. 1075/2015 and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser i.e. Mr.Sanjay Eknath Misal & Mr.Sanjay Champalal Raut got mutated in the property card of the said property. On the basis of the above mentioned sale deed they became exclusively owner and possessor of the said property plot no. 21.

There after, In the year 2015 Mr. Rajesh Eknath Misal has purchased the Plot No. 22 CTS No. 12043 from the Mr.Kailash Radakrishan Kshirsagar & Mr.Rupeshsingh Jagannathsinh Parhir by way of registered Sale Deed No. 838/2015 Dt.03-03-2015 for the consideration of Rs.9,06,000/- and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser i.e. Mr. Rajesh Eknath Misal got mutated in the property card of the said property. On the basis of the above mentioned sale deed he became exclusively owner and possessor of the said property plot no. 22.





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There after, In the year 2016 Mr.Kailash Radakrishan Kshirsagar has purchased the Plot No. 20,21 & 22 CTS No. 12045, 12044, 12043 from the Sachin Bhanudas Misal (Plot No.20), Sanjay Eknath Misal & Sanjay Champalal Raut (Plot No.21) & Mr.Rajesh Eknath Misal (Plot No.22) by way of registered Sale Deed No. 1032/2016 Dt.25-02-2016 for the consideration of Rs.20,11,000/- and the sale deed has been executed before the Sub Registrar at Jalna. On the basis of the sale deed the name of purchaser i.e. Mr.Kailash Radakrishan Kshirsagar got mutated in the property card of the said property. On the basis of the above mentioned sale deed he became exclusively owner and possessor of the said property plot no.20,21 & 21.

Mr.Kailash Radhakrushna Kshrisagar applied for amalgamation of plot no. 20,21,22 and Municipal Council, Jalna has granted the amalgamation of plots on dt. 2.5.2017. He obtain construction permission from the Municipal Council, Jalna for commercial and Residential Row Houses.

Mr.Kailash Radhakrushna Kshrisagar has executed Reg. Declaration deed. The deed is executed before the Sub Register Jalna bearing no. 2064/2017.

Encumbrances

As per the documents shown & placed before me, I have carried the search of the above mentioned property in the office of Sub- Registrar, Jalna. As per the record and the documents available I came to the conclusion that, the above mentioned property is charge of The Jalna Merchant Co.Op.Bank Ltd. other than the said property is free from all encumbrances and charges.





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Opinion

After the perusal of the available records, I am of the opinion that Mr. Kailash Radhakrushna Kshrisagar is absolute owner and possessor of the said property and his title is perfect, clear and the said property is charge of The Jalna Merchant Co.Op.Bank Ltd. other than the said property is free from all encumbrances and charges.

Hence this Search report.

Enclose :

All the relevant documents.

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MH004809784201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
28 Aug 2017	Receipt	Receipt no.: 1111232939
Name of the Applicant : Adv Roshan H Golechha		
Details of property of which document has to be searched : Dist :Jalna Village :Jalana Nagaraparishadecha Sampurn Bhag S.No/CTS No/G.No. : 450		
Period of search : From :2005 To :2017		
Received Fee : 325		
The above mentioned Search fee has been credited to government vide GRN no :MH004809784201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/verify/fmSearchChallanWithOutReg.php'.		

```
function btn_print_onclick() { // factory.printing.header = ""; // factory.printing.footer = ""; // factory.printing.portrait = false; // //factory.printing.paperSize = "A4"; // factory.printing.leftMargin = 1.0; // factory.printing.topMargin = 1.0; // factory.printing.rightMargin = 1.0; // factory.printing.bottomMargin = 1.0; // // factory.printing.copies = 1 // factory.printing.printBackground = true // factory.printing.Print(true); window.print(); }
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